124.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,648,800 / 1,648,800
					USE VALUE:	1,648,800 / 1,648,800
					ASSESSED:	1,648,800 / 1,648,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANGELAKIS NICKOLITSA & JOSEPH
Owner 2:	
Owner 3:	
Street 1:	26 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ANGELAKIS CONSTANTINOS/TRUSTEE -
Owner 2:	ANGELAKIS NICKOLITSA/TRUSTEE -
Street 1:	26 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 17,372 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1910, having primarily Asbestos Exterior and 5954 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	17372.000	783,300	18,500	847,000	1,648,800
Total Card	0.399	783,300	18,500	847,000	1,648,800
Total Parcel	0.399	783,300	18,500	847,000	1,648,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.92 /Parcel: 276.9

Legal Description

User Acct 79792

GIS Ref

GIS Ref

Insp Date 11/24/17

Entered Lot Size

Total Land:

Land Unit Type:

!9624!

PREVIOUS ASSESSMENT

Parcel ID 124.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	783,900	18500	17,372.	847,000	1,649,400	1,649,400	Year End Roll	12/18/2019
2019	105	FV	667,900	19300	17,372.	894,100	1,581,300	1,581,300	Year End Roll	1/3/2019
2018	105	FV	667,000	19300	17,372.	658,800	1,345,100	1,345,100	Year End Roll	12/20/2017
2017	105	FV	627,400	19300	17,372.	630,600	1,277,300	1,277,300	Year End Roll	1/3/2017
2016	105	FV	627,400	19300	17,372.	583,500	1,230,200	1,230,200	Year End	1/4/2016
2015	105	FV	528,400	19800	17,372.	489,400	1,037,600	1,037,600	Year End Roll	12/11/2014
2014	105	FV	524,400	19800	17,372.	478,100	1,022,300	1,022,300	Year End Roll	12/16/2013
2013	105	FV	544,200	19800	17,372.	455,500	1,019,500	1,019,500		12/13/2012

PRINT

Date	Time
12/11/20	00:04:30

LAST REV

Date	Time
01/25/18	10:42:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9624

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANGELAKIS CONST	57848-399		11/14/2011	Convenience	1	No	No		
ANGELAKIS CONST	43350-373		7/22/2004	Convenience	100	No	No		
	14120-369		11/1/1980		163,900	No	No		Y

USER DEFINED

Prior Id # 1:	79792
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2013	1202	Redo Kit	40,000	C				
1/15/2010	25	Redo Kit	10,000					& REDO BATH
10/16/2009	1005	Redo Kit	5,000					
9/30/2008	1208	Det. Gar	90,000	O		G10	GR FY10	864 SFT GAR

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	HS	Hanne S
2/26/2014	Info Fm Prmt	EMK	Ellen K
5/24/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/24/1999	Measured	243	PATRIOT
2/10/1999	Meas/Inspect	336	PATRIOT
8/15/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		17372		Sq. Ft.	Site		0	90.	0.54	10									847,047						847,000	

Total AC/HA: 0.39881 | Total SF/SM: 17372 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 847,047 | Spl Credit | Total: 847,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.86186439
Const Adj.:	0.94520247
Adj $ / SQ:	130.342
Other Features:	206086
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1064312
Depreciation:	280978
Depreciated Total:	783334

COMMENTS

OF=SHOWER STALL AND SINK UAT BMT
TOILET AND SHOWER STALL SFL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	7	Baths:	2	HB					

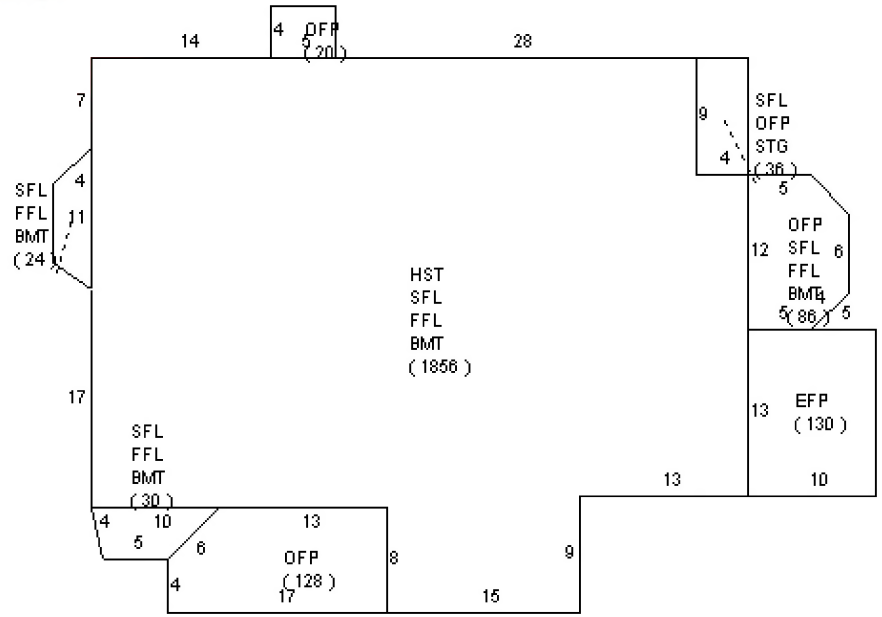
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	2	
1	2	1	
Totals			
3	15	7	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,032	130.340	264,855
BMT	Basement	1,996	51.810	103,415
FFL	First Floor	1,996	130.340	260,162
HST	Half Story	928	130.340	120,957
OFP	Open Porch	270	21.370	5,770
EFP	Enclos Porch	130	45.530	5,919
STG	Storage	36	10.920	393
	Net Sketched Area:	7,388	Total:	761,471
Size Ad	4956	Gross Are	8316	FinArea 5954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	143.38
Special Features:	0	Val/Su Net:	106.02
Final Total:	783300	Val/Su SzAd	158.05

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	105						
19	Patio	D	Y	1	16X42	A	AV	1960	2.81	T	40.8	105			1,100			1,100
3	Garage	D	Y	1	864	G	FR	2009	22.37	T	10	105			17,400			17,400
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	105						

More: N | Total Yard Items: 18,500 | Total Special Featues: | Total: 18,500

IMAGE

AssessPro Patriot Properties, Inc